

013.A

0010

0046.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

353,500 / 353,500

USE VALUE:

353,500 / 353,500

ASSESSED:

353,500 / 353,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
46		MARY ST, ARLINGTON	

OWNERSHIP		Unit #:	1
Owner 1:	MALINOWSKI ADAM		
Owner 2:			
Owner 3:			

Street 1:	46 MARY ST UNIT 1
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	MALINOWSKI ADAM/JULIANA -
Owner 2:	-
Street 1:	46 MARY ST UNIT 1
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Aluminum Exterior and 744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
102	Condo
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7833								G8	1.			

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	353,500			353,500		
Total Card	0.000	353,500			353,500	Entered Lot Size	
Total Parcel	0.000	353,500			353,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	475.13	/Parcel: 475.1	Land Unit Type:	

Total Card / Total Parcel

353,500 / 353,500

APPRAISED:

353,500 / 353,500

USE VALUE:

353,500 / 353,500

ASSESSED:

353,500 / 353,500

07/26/18

Insp Date

07/26/18

USER DEFINED

Prior Id # 1: 10936

Prior Id # 2:

Prior Id # 3:

12/11/20 05:05:42

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

06/05/19 08:47:00

danam

15363

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MALINOWSKI ADAM	115-109		5/27/2011	Convenience	1 No No
SMITH KERRY A	107-59		3/31/2009		288,000 No No
ELLIS DORIS B/T	92-102		2/10/2006		290,000 No No

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2019	29	Insulate	1,366	C				
6/1/2009	413	Porch	685					
11/17/2006	1015	Redo Bat	9,000					

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
6/30/2009	MLS	MM	Mary M
3/22/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good													
Sty Ht: 0 - 1 St condo				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 3 - Aluminum				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other										
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper										
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2										
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 4	BRs: 2	Baths: 1	HB						
Const Mod:				% Own: 50.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	4	2							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Additions:										
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:										
Sec Int Wall:	%			Economic:				Baths:										
Partition: T - Typical				Special:				Plumbing:										
Prim Floors: 3 - Hardwood				Override:				Electric:										
Sec Floors: 4 - Carpet	40 %			Total:	4.6 %			Heating:										
Bsmnt Flr: 2 - Softwood				<b>CALC SUMMARY</b>				General:	1	4	2							
Subfloor:				Basic \$ / SQ: 295.00				<b>COMPARABLE SALES</b>										
Bsmnt Gar: 1				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price						
Electric: 3 - Typical				Const Adj.: 1.01605999														
Insulation: 2 - Typical				Adj \$ / SQ: 404.646														
Int vs Ext: S				Other Features: 69500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100				LUC Factor: 1.00														
Solar HW: NO				Adj Total: 370557														
% Com Wall				Depreciation: 17046														
				Deprecated Total: 353511														
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val												
Make:																		
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00	Before Depr: 404.65													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>PARCEL ID</b> 013.A-0010-0046.1
More: N Total Yard Items: Total Special Features: Total:																		